



Ground Floor
Front entrance door to:

Entrance Hall
Stairs leading to first floor.

First Floor
Door opening to:

Lounge/Kitchen Area
6.76m (22'2") x 3.28m (10'9")max

Hall

Bedroom 1
3.71m (12'2") x 2.87m (9'5")

Bedroom 2
2.94m (9'8") x 1.66m (5'5")max

Shower Room

Outside
Gated access to the rear provides access to the private entrance door as well as the private enclosed rear garden. The rear garden is mainly laid to lawn with a patio seating area.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of

£6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Agents Note

Please note that photos were taken before current tenant moved into the property.

Further Information

Tenure: Leasehold (share of freehold)
Lease Length: 117 years

Ground Rent: TBC (current owner owns freehold, so currently no charges - speak to a member of the team for more info)

Service Charge: TBC (current owner owns freehold, so currently no charges - speak to a member of the team for more info)

EPC Rating: C

Council Tax Band: A

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

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AUCTION GUIDE

£150,000

North Road

St. Ives, Cambs, PE27 5PR

PROPERTY SUMMARY

This rarely available first floor apartment is perfectly positioned just a short walk from the heart of St Ives town centre. Boasting its own private entrance and an enclosed rear garden, this home provides a wonderful sense of privacy – ideal for first-time buyers, investors, or those looking to downsize. The well-presented accommodation comprises two bedrooms, a modern shower room, and a open-plan lounge/kitchen area, perfect for contemporary living. Offered with no forward chain, this is a fantastic opportunity to secure a unique property in a town centre location.

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